BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING MARCH 26, 2008

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-08-04 TRINCHILLO BUILDING/D. TRINCHILLO, 450 N. GRANADA AVENUE, C-2

The applicant's .31 acre site located on Granada Avenue south of St. Mary's Road is developed with an existing single-family dwelling and is zoned "C-2" Commercial. The applicant proposes to expand the site with a new two-story structure to house a mix of residential and retail uses. The proposed uses trigger the need for the entire site to be brought into compliance with all Tucson Land Use Code (LUC) criteria applicable to new commercial development. LUC Sections applicable to this project include, but are not limited to the following: Section 2.5.4 which provides the development criteria applicable to residential and commercial development within the "C-2" commercial zone, Section 3.2.6 which provides the perimeter yard (setback) requirements applicable to all principal and accessory structures, Sections 3.3.6 and 3.3.7 which provide the requirements and design criteria for motor vehicle parking, and Section 3.7.2 which provides the landscape and screen requirements for the project. The applicant is requesting the following variances: 1) Reduce the north perimeter yard setback for the new structure from twenty-two (22') feet to one foot six inches (1'6); 2) Reduce the south perimeter yard setback for the new structure from twenty-two (22') feet to eighteen feet six inches (18'6"): 3) Reduce the number of motor vehicle parking spaces from fourteen (14) spaces to nine (9) spaces; 4) Allow two of the proposed motor vehicle parking spaces to be compact size spaces (7.5' x 16') in lieu of standard size spaces (8.5' x18'); and, 5) Allow the existing front yard landscaping in lieu of providing a ten (10') foot wide front street landscape border and screen per regulations, all as shown on the submitted plans.

<u>DECISION</u>: CONTINUE CASE TO MAY 28, 2008 HEARING TO ALLOW APPLICANT TIME TO ADDRESS CONCERNS CLARIFIED BY THE BOARD.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Connie Munguia, Secretary Board of Adjustment